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12

**FIFTEENTH AMENDMENT  
 TO THE DECLARATION OF CONDOMINIUM OWNERSHIP  
 OF UNIVERSITY COMMONS CONDOMINIUM  
 PHASE 1-A and 2 AND PHASE 3 AND SHOWING  
 BUILDING 10 "AS BUILT"  
 UNDER CHAPTER 5311 OF THE OHIO REVISED CODE,  
 WHICH DECLARATION WAS ORIGINALLY RECORDED  
 ON OCTOBER 3, 2001 IN STARK COUNTY RECORDS  
 INSTRUMENT NUMBER 2001071085 AND  
 AMENDED ON JUNE 3, 2002 IN STARK COUNTY RECORDERS  
 INSTRUMENT NUMBER 200266030044362 AND  
 ON NOVEMBER 7, 2002 IN STARK COUNTY RECORDERS  
 INSTRUMENT NUMBER 200211070090435 AND  
 NOVEMBER 15, 2002 IN STARK COUNTY RECORDERS  
 INSTRUMENT NUMBER 20020047887 AND  
 JULY 28, 2003 RECORDER INSTRUMENT NUMBER  
 200307280071959 AND  
 AMENDED ON AUGUST 6, 2003 IN STARK COUNTY RECORDERS  
 INSTRUMENT NUMBER 200308060076248 AND  
 AMENDED ON NOVEMBER 18, 2003 RECORDERS INSTRUMENT  
 NUMBER 200311180110766 AND  
 AMENDED ON FEBRUARY 2, 2004, RECORDERS INSTRUMENT  
 NUMBER 20040212000911 AND  
 AMENDED ON MARCH 30, 2004 RECORDERS INSTRUMENT  
 NUMBER 200403300021137 AND  
 AMENDED ON JUNE 8, 2004 IN STARK COUNTY RECORDERS  
 INSTRUMENT NUMBER 200406080040940 AND  
 AMENDED ON DECEMBER 16, 2004 IN STARK COUNTY  
 RECORDERS INSTRUMENT NUMBER 200412160088480 AND  
 AMENDED ON JANUARY 20, 2005, STARK COUNTY RECORDERS  
 INSTRUMENT NUMBER 200501200004007 AND  
 AMENDED ON APRIL 27, 2005, STARK COUNTY RECORDERS  
 INSTRUMENT NUMBER 200504270026479  
 AMENDED ON AUGUST 11, 2005, STARK COUNTY RECORDERS  
 INSTRUMENT NUMBER 200508110053136  
 AMENDED ON NOVEMBER 8, 2005, STARK COUNTY  
 RECORDERS INSTRUMENT NUMBER 200511080075312**

Master file

This is to certify that copies of the Fifteenth Amendment of the Declaration, Bylaws and Drawings for University Commons Condominium, depicting Building 10 "as built" have been filed this date with the Auditor of Stark County, Ohio.

  
\_\_\_\_\_  
Auditor of Stark County, Ohio  
KIM R. PEREZ  
by   
\_\_\_\_\_  
JASON FROST

This document prepared by:  
Larry A. Zink, Esq.  
Zink, Zink & Zink Co., L.P.A.  
3711 Whipple Ave., N.W.  
Canton, Ohio 44718-2933  
Phone: (330) 492-2225  
Fax: (330) 492-3956

**FIFTEENTH AMENDMENT TO THE  
ORIGINAL DECLARATION OF  
CONDOMINIUM OWNERSHIP FOR  
UNIVERSITY COMMONS CONDOMINIUM  
DEPICTING BUILDING 10 "AS BUILT"**

  
Instr: 200707100037652  
P: 3 of 12 F: \$108.00 07/10/2007  
Rick Campbell 11:48AM COND  
Stark County Recorder T20070031215

THE FIFTEENTH AMENDMENT to the Original Declaration of Condominium Ownership for University Commons Condominium is made this \_\_\_\_\_ day of July, 2007, by TOBIN ENTERPRISES, INC., an Ohio corporation (hereinafter referred to as Developer), pursuant to the provisions of Chapter 5311 of the Ohio Revised Code and pursuant to the terms of the Condominium Instruments.

WHEREAS, on the 4th day of September 2001, the Declarant executed the Declaration of Condominium Ownership for University Commons Condominium (the "Declaration" ) which Declaration was certified by the Stark County, Ohio, Auditor on October 3, 2001, and recorded with the Stark County, Ohio, Recorder on October 3, 2002, under Official Imaging No. 2001071085, and which included a description of the Condominium Property with a condominium plat plan of the Condominium Property and Additional Property which was recorded in Volume 6, Pages 123-127 of the Stark County, Ohio, Condominium Plat Records; and the Declaration was amended on June 3, 2002, Recorders Imaging Number 200206030044362 and on November 7, 2002 the Second Amendment was filed, Recorders Imaging Number 200211070090435 and on November 15, 2002 the Third Amendment was filed, Recorders Imaging Number 20020047887 and on July 28, 2003 the Fourth Amendment was filed, Recorder Imaging Number 200307280071959, and on August 6, 2003 the 5th Amendment was filed, Recorders Imaging Number 200308060076228,

and on November 18, 2003 the Sixth Amendment was filed, Recorders Imaging Number 200311180110766, and on February 2, 2004 the Seventh Amendment was filed, Recorders Imaging Number 20040212000911, and on March 30, 2004 the Eighth Amendment was filed, Recorders Imaging Number 200403300021137, and on June 8, 2004 the Ninth Amendment was filed, Recorders Imaging Number 200406080040940. On December 16, 2004 the Tenth Amendment was filed, Recorder Imaging Number 200412160088480. On January 20, 2005, the Eleventh Amendment was filed, Recorders Imaging Number 200501200004007. On April 27, 2005, the Twelfth Amendment was filed, Recorders Imaging Number 200504270026479. On August 11, 2005, the Thirteenth Amendment was filed, Recorders Imaging Number 200508110053136. On November 8, 2005, the Fourteenth Amendment was filed, Recorders Imaging Number 200511080075312.

WHEREAS, the Declarant does by this FIFTEENTH Amendment set forth the "as built" drawings for Building 10 being 2022, 2026, 2032 and 2036 University Commons Dr. SE (Private Drive), Massillon, Ohio 44647.

- 1) Attached hereto as Exhibit 1 is the Condominium Plat showing Building 10, as built.
- 2) Attached hereto as Exhibit 2 A-D are the elevation drawings for Building 10, as built.
- 3) Attached hereto as Exhibit 3 A & B are the floor plan drawings for Building 10, as built.
- 4) In all other respects the Declaration of Condominium and all amendments thereto shall remain unchanged.


IN WITNESS WHEREOF, the undersigned have executed this instruments this 6 day of July, 2007.

Signed and acknowledged in the presence of:

DECLARANT:

TOBIN ENTERPRISES, INC.



By:   
Fred W. Tobin, President





STATE OF OHIO

SS:

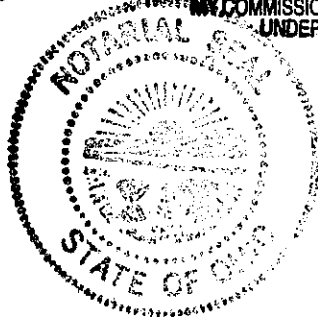
COUNTY OF STARK

Notary

Before me appears FRED W. TOBIN, President of Tobin Enterprises, Inc., and did execute and acknowledge that the above signature was of his free act and deed.

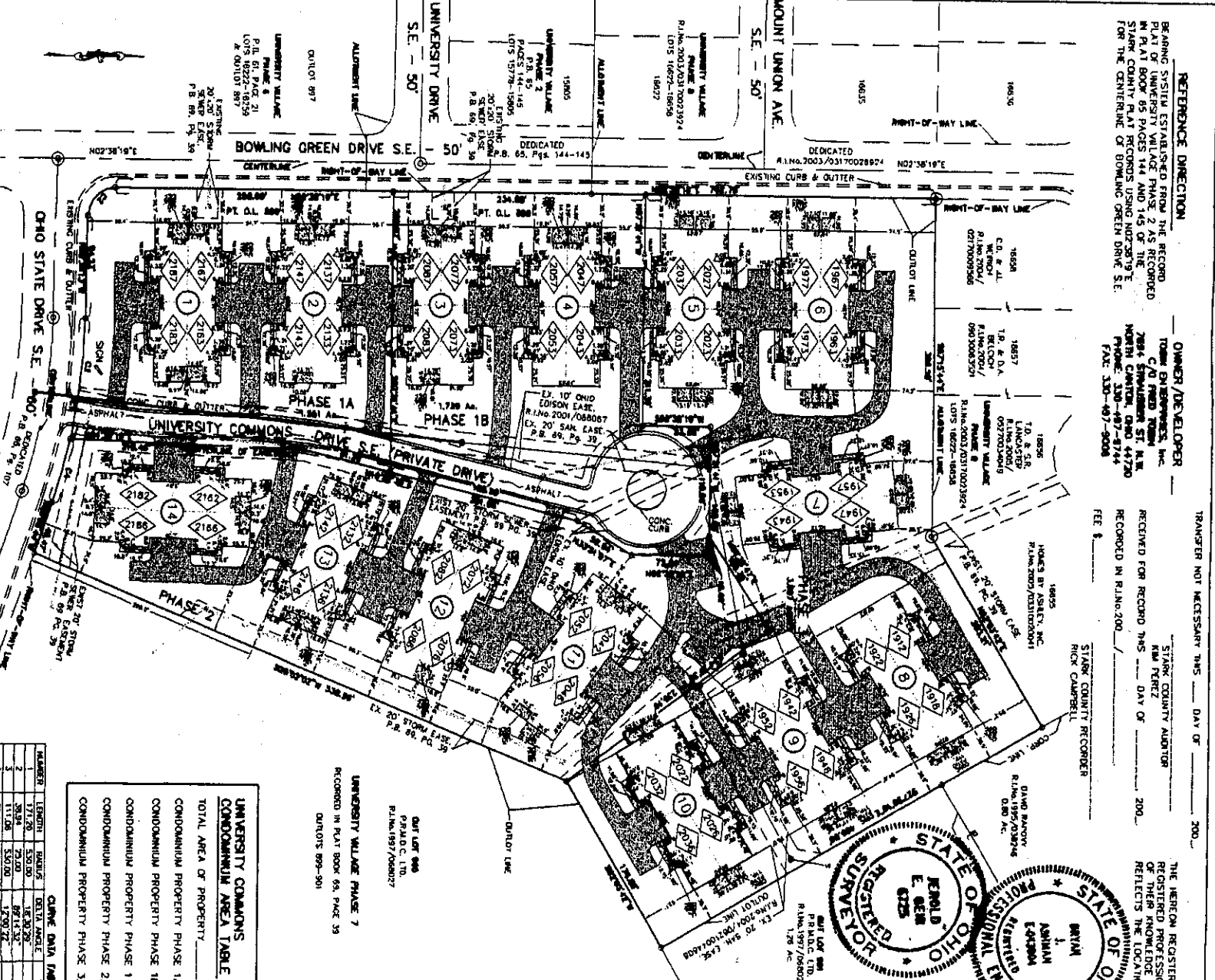
  
Notary Public  
My Commission Expires 

This document prepared by:  
Larry A. Zink, Esq.  
Zink, Zink & Zink Co., L.P.A.  
3711 Whipple Ave., N.W.  
Canton, Ohio 44718-2933  
Phone: (330) 492-2225  
Fax: (330) 492-3956





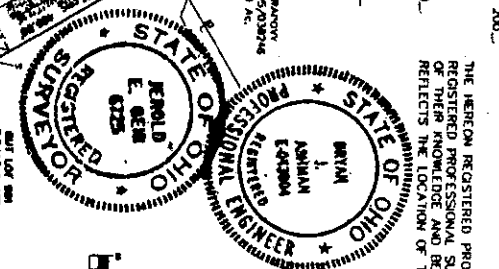
14141



REFERENCE DIRECTION  
 BEARING SYSTEM ESTABLISHED FROM THE RECORD OF SURVEY VILLAGE PLAT 2 AS RECORDED IN PLAT BOOK 65 PAGES 144-145 OF THE STARK COUNTY PLAT RECORDS USING NORTH-SOUTH FOR THE CENTERLINE OF BOWLING GREEN DRIVE S.E.

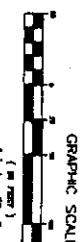
OWNER/DEVELOPER  
 TOBIN ENTERPRISES, INC.  
 7047 SHAWNEER ST. N.W.  
 NORTH CANTON, OHIO 44720  
 P.O. BOX 497-2008

TRANSFER NOT NECESSARY THIS DAY OF 2007.  
 STARK COUNTY RECORDER  
 M. FENZ  
 RECEIVED FOR RECORD THIS DAY OF 2007.  
 RECORDED IN PLAT BOOK 65 PAGE 59



DATE: 4/28/07  
 DATE: 4/28/07  
 BRYAN J. ASHMAN  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF OHIO REGISTRATION NO. E-043804  
 JEROLD E. GIBB  
 REGISTERED PROFESSIONAL SURVEYOR  
 STATE OF OHIO REGISTRATION NO. 8725

PERTINENT DOCUMENTS  
 P.L.No. 2007/059245 - DEED OF RECORD  
 OWNERS: TOBIN ENTERPRISES, INC.  
 R.L.No. 1997/088027  
 R.L.No. 1997/088026  
 R.L.No. 1998/000121  
 R.L.No. 1997/029939  
 P.B. 65 PGS. 144-145  
 P.B. 61 PGS. 21  
 P.B. 65 PGS. 39 & 40  
 R.L.No. 1995/038246  
 C.P.B. 6 PG. 123  
 P.L.No. 2007/060119 - NOTICE OF COMMENCEMENT



PLAN LEGEND

- DENOTES BUILDING NUMBER
- ◇ DENOTES UNIT/HOUSE NUMBER
- DENOTES LIMITED COMMON AREA
- ▨ DENOTES CONCRETE
- ▩ DENOTES ASPHALT

MONUMENT LEGEND

- 1/2" IRON BAR W/ COOPER & ASSOC. CAP FOUND
- ⊙ MONUMENT FOUND

UNIVERSITY COMMONS CONDOMINIUM AREA TABLE

UNIVERSITY VILLAGE PHASE 7  
 RECORDED IN PLAT BOOK 65 PAGE 59  
 OUTLOTS 999-901

NUMBER	LENGTH	WIDTH	TOTAL AREA	PERCENT
1	171.20	53.00	9071.56	176.68
2	20.29	29.00	588.42	12.32
3	111.08	120.00	13329.60	280.82
4	80.14	53.00	4257.02	89.10

UNIVERSITY COMMONS CONDOMINIUM AREA TABLE

TOTAL AREA OF PROPERTY: 9,758 ACRES

CONDOMINIUM PROPERTY PHASE 1A: 1,551 ACRES

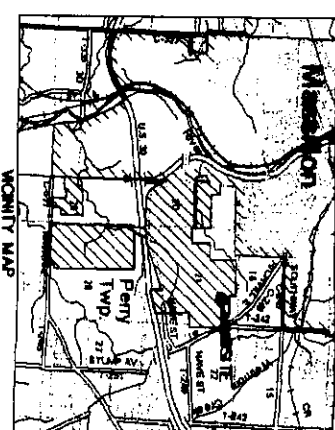
CONDOMINIUM PROPERTY PHASE 1B: 1,720 ACRES

CONDOMINIUM PROPERTY PHASE 1 TOTAL: 3,271 ACRES

CONDOMINIUM PROPERTY PHASE 2: 2,680 ACRES

CONDOMINIUM PROPERTY PHASE 3: 3,807 ACRES

ITEM NO.	VOLUME & PAGE	DESCRIPTION	REMARKS
1	PLAT BOOK 65 PAGE 59	UNIVERSITY COMMONS CONDOMINIUM AREA TABLE	UNIVERSITY COMMONS CONDOMINIUM AREA TABLE
2	PLAT BOOK 65 PAGE 59	UNIVERSITY VILLAGE PHASE 7 CONDOMINIUM AREA TABLE	UNIVERSITY VILLAGE PHASE 7 CONDOMINIUM AREA TABLE
3	PLAT BOOK 65 PAGE 59	UNIVERSITY COMMONS CONDOMINIUM AREA TABLE	UNIVERSITY COMMONS CONDOMINIUM AREA TABLE
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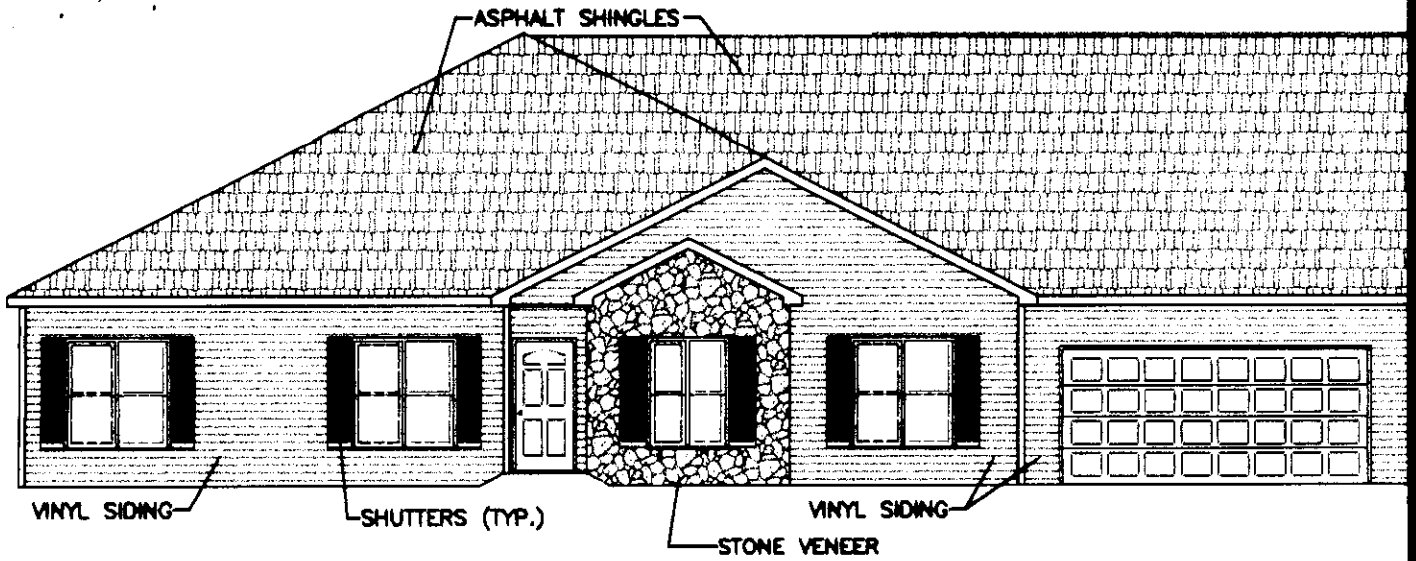


**CONDOMINIUM PLAT**  
**UNIVERSITY COMMONS CONDOMINIUMS**  
 BEING ALL OF OUTLOT 899 IN THE CITY OF MASSILLON  
 STARK COUNTY, OHIO  
 FOR: TOBIN ENTERPRISES, INC.

COOPER & ASSOCIATES, P.L.L.  
 ENGINEERS AND SURVEYORS  
 1359 MARKET AVENUE, NORTH CANTON, OHIO 44714  
 PHONE (330) 457-5731  
 FAX (330) 452-9110

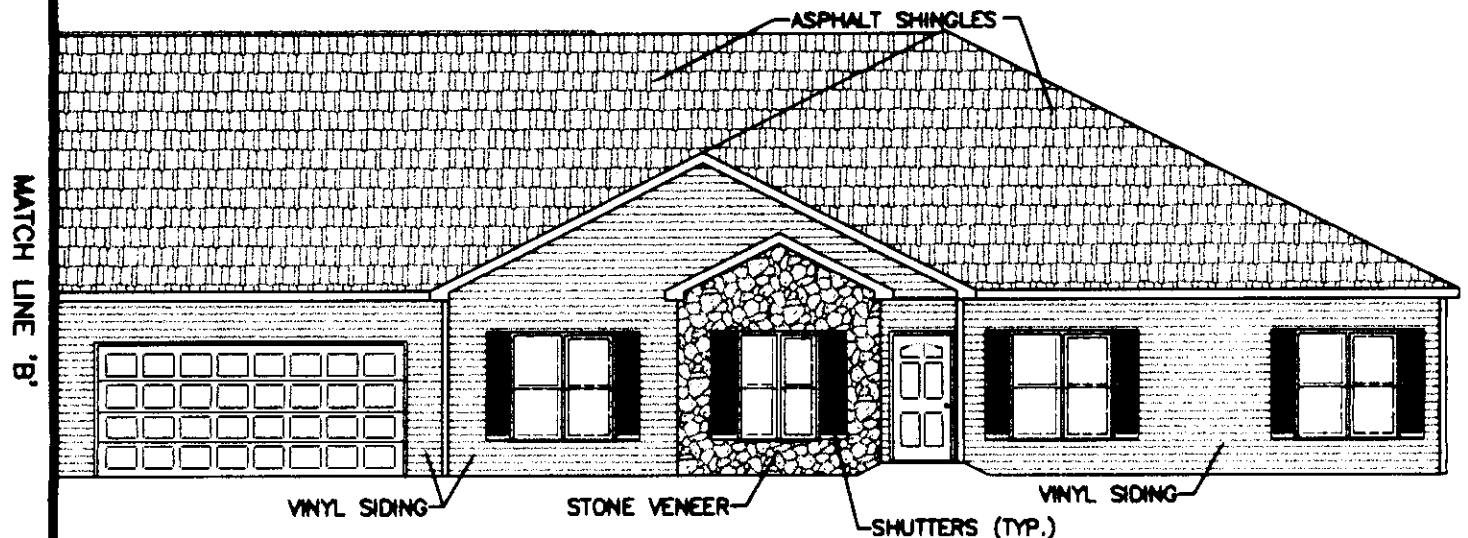
BRYAN J. ASHMAN  
 JEROLD E. GIBB

DATE: JUNE 2007  
 FIELD BOOK NO.: N/A  
 SHEET: 1 OF 1



NORTH ELEVATION - UNIT 2026

Instr: 200707100037652 07/10/2007  
 P: 7 of 12 F: \$108.00  
 Rick Campbell 11:48AM COND  
 Stark County Recorder T20070091215



NORTH ELEVATION - UNIT 2022

THE HEREON REGISTERED PROFESSIONAL ENGINEER STATES PURSUANT TO O.R.C. 5311.07 (B)(1) AND REGISTERED PROFESSIONAL SURVEYOR STATES PURSUANT TO O.R.C. 5311.07 (B)(2) THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF THE DRAWING ACCURATELY SHOWS BUILDING 10 AND ACCURATELY REFLECTS THE LOCATION OF THE IMPROVEMENTS AS CONSTRUCTED.

BUILDING 10  
 UNITS 2022, 2026, 2032 & 2036  
 CONDOMINIUM DRAWINGS  
 FOR UNIVERSITY COMMONS

6/28/07  
 DATE

*Bryan J. Ashman*  
 BRYAN J. ASHMAN  
 REGISTERED ENGINEER  
 NO. E-043804



6/28/07  
 DATE

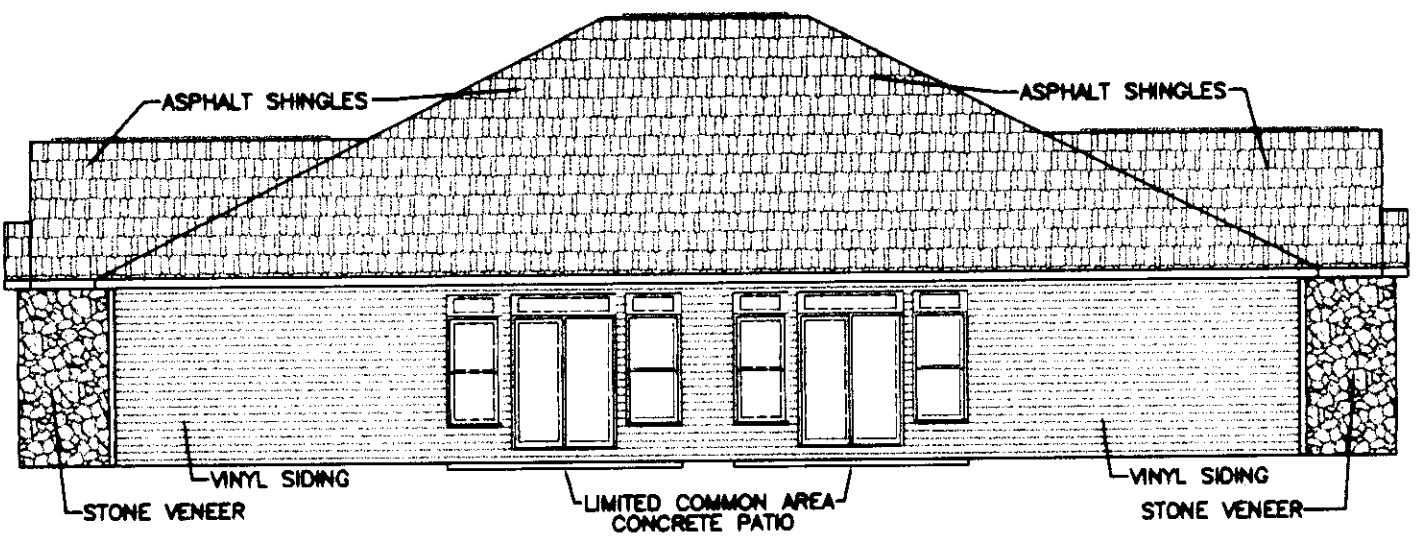
*Jerold E. Geib*  
 JEROLD E. GEIB  
 REGISTERED SURVEYOR  
 NO. 6725



Exhibit 2-A

SHEET 1 OF 6

Instr: 200707100037652 07/10/2007  
 P. 8 of 12 F: \$108.00  
 Rick Campbell 11:48AM COND  
 Stark County Recorder T20070031215



EAST ELEVATION - UNITS 2036 & 2026

THE HEREON REGISTERED PROFESSIONAL ENGINEER STATES PURSUANT TO O.R.C. 5311.07 (B)(1) AND REGISTERED PROFESSIONAL SURVEYOR STATES PURSUANT TO O.R.C. 5311.07 (B)(2) THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF THE DRAWING ACCURATELY SHOWS BUILDING 10 AND ACCURATELY REFLECTS THE LOCATION OF THE IMPROVEMENTS AS CONSTRUCTED.

6/28/07  
 DATE *Bryan J. Ashman*  
 BRYAN J. ASHMAN  
 REGISTERED ENGINEER  
 NO. E-043804

BUILDING 10  
 UNITS 2022, 2026, 2032 & 2036  
 CONDOMINIUM DRAWINGS  
 FOR UNIVERSITY COMMONS

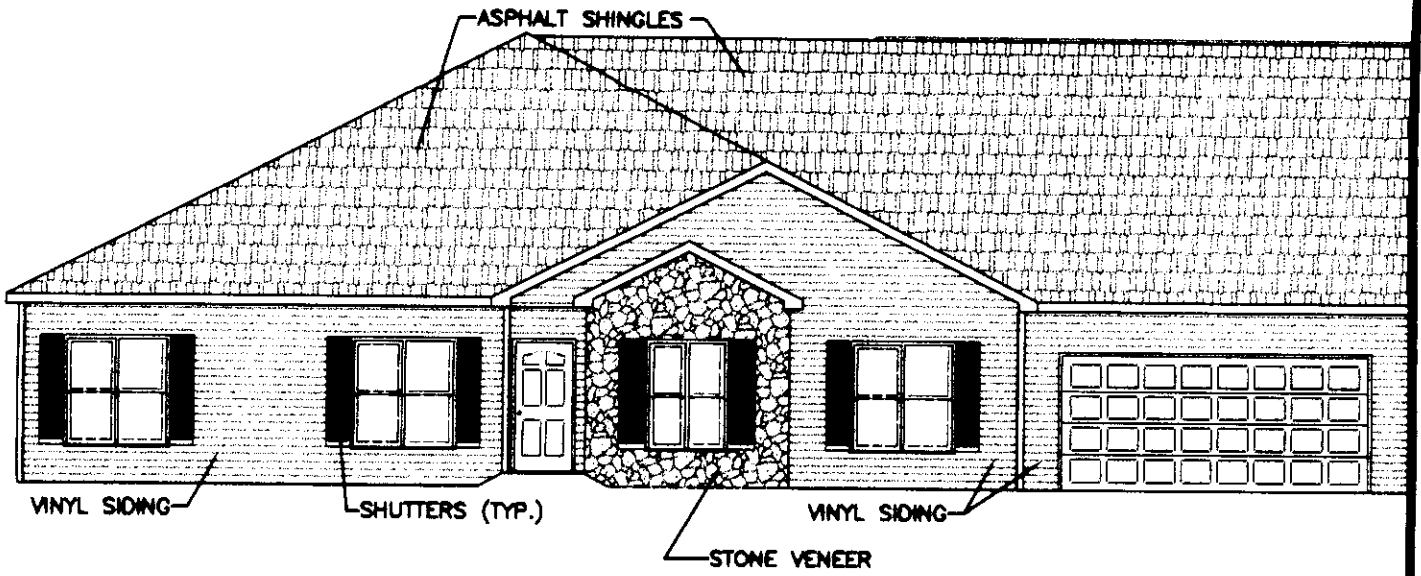
6/28/07  
 DATE *Jerrold E. Geib*  
 JEROLD E. GEIB  
 REGISTERED SURVEYOR  
 NO. 6725

Exhibit 2-B

SHEET 2 OF 6

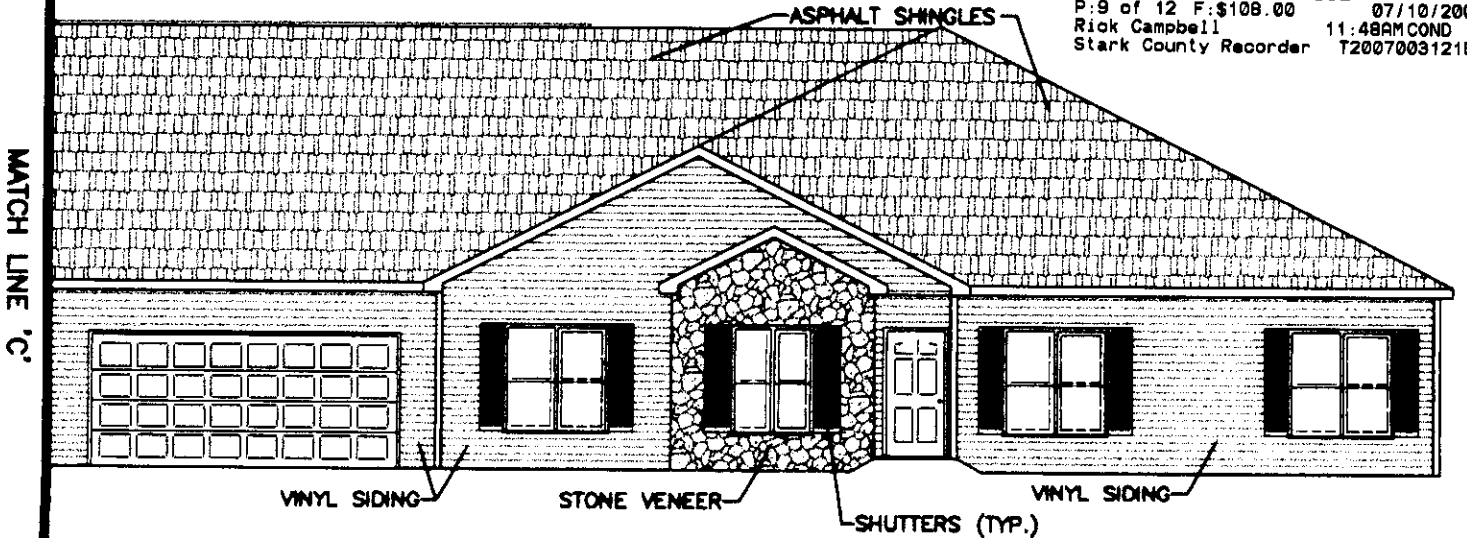
04470





SOUTH ELEVATION - UNIT 2032

Instr: 200707100037652 07/10/2007  
 P: 9 of 12 F: \$108.00  
 Rick Campbell 11:48AM COND  
 Stark County Recorder T20070031215



SOUTH ELEVATION - UNIT 2036

THE HEREON REGISTERED PROFESSIONAL ENGINEER STATES PURSUANT TO O.R.C. 5311.07 (B)(1) AND REGISTERED PROFESSIONAL SURVEYOR STATES PURSUANT TO O.R.C. 5311.07 (B)(2) THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF THE DRAWING ACCURATELY SHOWS BUILDING 10 AND ACCURATELY REFLECTS THE LOCATION OF THE IMPROVEMENTS AS CONSTRUCTED.

6/20/07  
 DATE *Bryan J. Ashman*  
 BRYAN J. ASHMAN  
 REGISTERED ENGINEER  
 NO. E-043804



BUILDING 10  
 UNITS 2022, 2026, 2032 & 2036  
 CONDOMINIUM DRAWINGS  
 FOR UNIVERSITY COMMONS

6/20/07  
 DATE *Jerold E. Geib*  
 JEROLD E. GEIB  
 REGISTERED SURVEYOR  
 NO. 6725

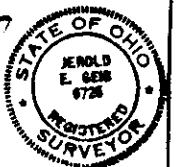
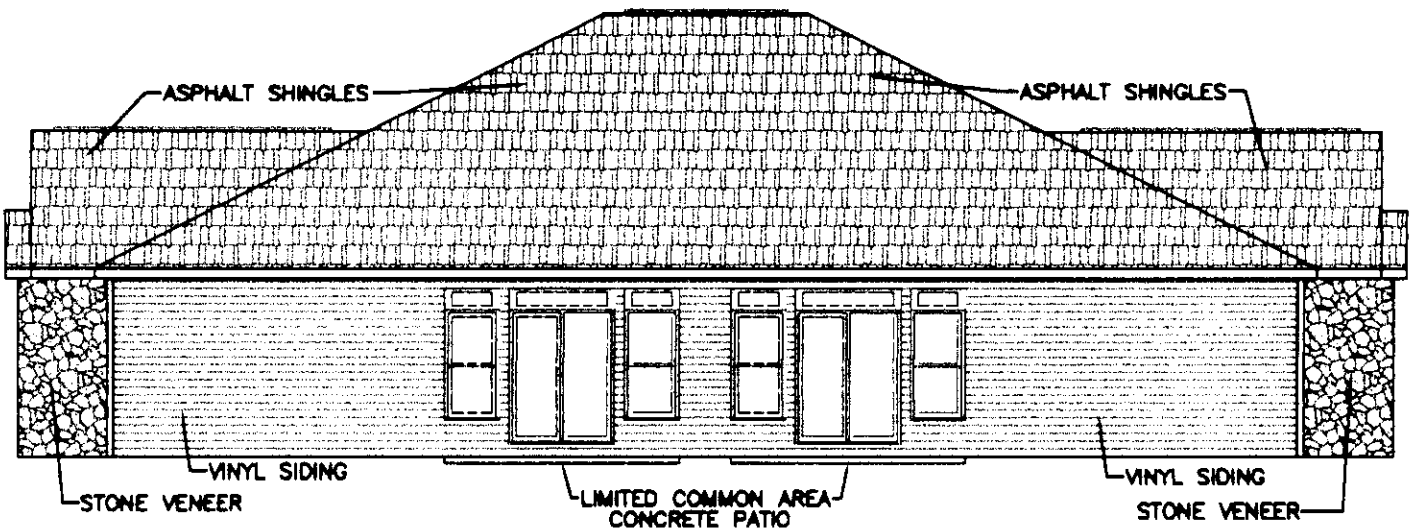


Exhibit 2c SHEET 3 OF 6

01170

Instr: 200707100037652 07/10/2007  
 P: 10 of 12 F: \$108.00 11:48AM COND  
 Rick Campbell Stark County Recorder T20070031215



WEST ELEVATION - UNITS 2022 & 2032

THE HEREON REGISTERED PROFESSIONAL ENGINEER STATES PURSUANT TO O.R.C. 5311.07 (B)(1) AND REGISTERED PROFESSIONAL SURVEYOR STATES PURSUANT TO O.R.C. 5311.07 (B)(2) THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF THE DRAWING ACCURATELY SHOWS BUILDING 10 AND ACCURATELY REFLECTS THE LOCATION OF THE IMPROVEMENTS AS CONSTRUCTED.

BUILDING 10  
 UNITS 2022, 2026, 2032 & 2036  
 CONDOMINIUM DRAWINGS  
 FOR UNIVERSITY COMMONS

4/28/07  
 DATE *Bryan J. Ashman*  
 BRYAN J. ASHMAN  
 REGISTERED ENGINEER  
 NO. E-043804



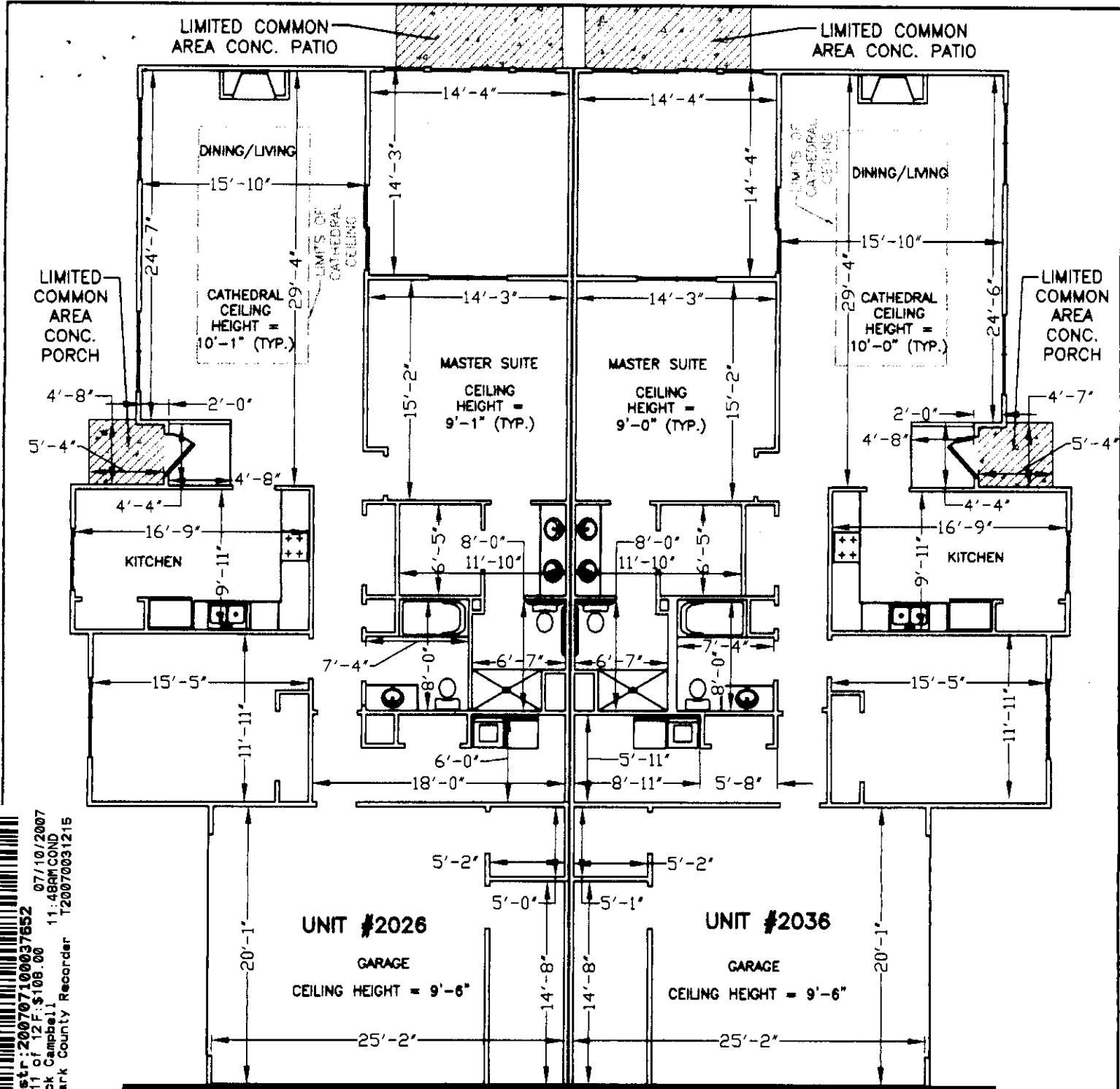
6/28/07  
 DATE *Jerold E. Geib*  
 JEROLD E. GEIB  
 REGISTERED SURVEYOR  
 NO. 6725



Revised 20

SHEET 4 OF 6

04478



MATCH LINE 'A'  
**FLOOR PLAN - UNITS 2026 & 2036**

THE HEREON REGISTERED PROFESSIONAL ENGINEER STATES PURSUANT TO O.R.C. 5311.07 (B)(1) AND REGISTERED PROFESSIONAL SURVEYOR STATES PURSUANT TO O.R.C. 5311.07 (B)(2) THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF THE DRAWING ACCURATELY SHOWS BUILDING 10 AND ACCURATELY REFLECTS THE LOCATION OF THE IMPROVEMENTS AS CONSTRUCTED.

**BUILDING 10**  
 UNITS 2022, 2026, 2032 & 2036  
 CONDOMINIUM DRAWINGS  
 FOR UNIVERSITY COMMONS

6/28/07  
 DATE *Bryan J. Ashman*  
**BRYAN J. ASHMAN**  
 REGISTERED ENGINEER  
 NO. E-043804



6/28/07  
 DATE *Jerrold E. Geib*  
**JEROLD E. GEIB**  
 REGISTERED SURVEYOR  
 NO. 6725



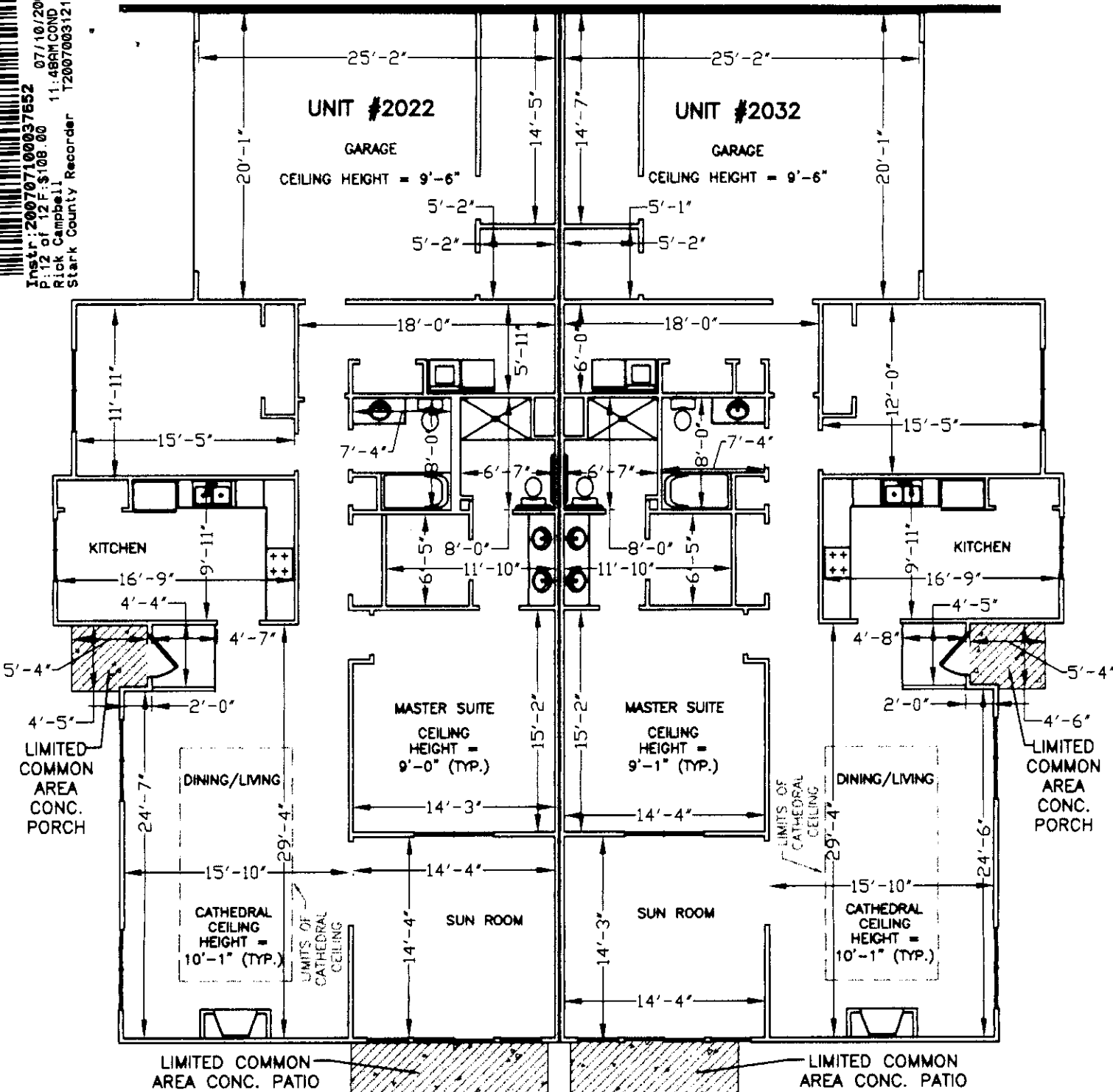
Exhibit 3A

SHEET 5 OF 6

Instr: 200707100037852 07/10/2007  
 P: 11 of 12 F: \$108.00 11:48AM COND  
 Rick Campbell Stark County Recorder T20070031215

Instr: 200707100037552 07/10/2007  
 P: 12 of 12 F: \$108.00 11:48AM COND  
 Rick Campbell  
 Stark County Recorder T20070031215

MATCH LINE 'A'



FLOOR PLAN - UNITS 2022 & 2032

THE HEREON REGISTERED PROFESSIONAL ENGINEER STATES PURSUANT TO O.R.C. 5311.07 (B)(1) AND REGISTERED PROFESSIONAL SURVEYOR STATES PURSUANT TO O.R.C. 5311.07 (B)(2) THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF THE DRAWING ACCURATELY SHOWS BUILDING 10 AND ACCURATELY REFLECTS THE LOCATION OF THE IMPROVEMENTS AS CONSTRUCTED.

6/28/07  
DATE

*Bryan J. Ashman*  
 BRYAN J. ASHMAN  
 REGISTERED ENGINEER  
 NO. E-043804



BUILDING 10  
 UNITS 2022, 2026, 2032 & 2036  
 CONDOMINIUM DRAWINGS  
 FOR UNIVERSITY COMMONS

6/28/07  
DATE

*Jerold E. Geib*  
 JEROLD E. GEIB  
 REGISTERED SURVEYOR  
 NO. 6725

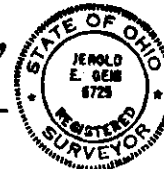


Exhibit 3 B

SHEET 6 OF 6

01130